

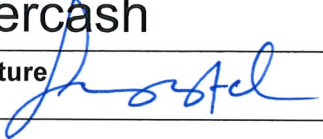
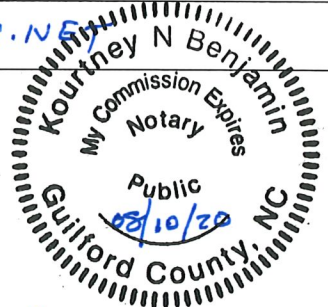

Administrative Alternates



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: 3.2.6.F3 (maximum Blank Wall) Provide an explanation of the alternate requested, along with an applicant's statement of the findings See Supplemental Information for explanation of request. Provide all associated case plan numbers including zoning and site plan: A2.02 & A2.22	Transaction Number

Property Address 200 W. Davie St. Raleigh NC 27601		Date 01.13.2017
Property PIN 1703-67-0565	Current Zoning DX-20-SF	
Nearest Intersection W. Davie and S. McDowell Street		Property size (in acres) 0.734
Property Owner Raleigh Property, Inc.	Phone 336.855.0013	Mail 2011 Veasley Street; Greensboro, NC 27407
	Email sunilpatelCN@gmail.com	
Project Contact Person Stephen Overcash	Phone 704.332.1615	Mail 2010 S. Tryon St. Suite 1a; Charlotte NC 28203
	Email sovercash@oda.us.com	
Property Owner Signature 	Email JNPATEL@CNHOTELS.NC	
Notary Sworn and subscribed before me this <u>20</u> day of <u>January</u> , 20 <u>17</u>	Notary Signature and Seal  	



09 December 2016

Hilton Garden Inn & Homewood Suites Dual Hotel – Raleigh
ODA Project # - 163019

UDO Narrative

The proposed Hilton Dual Brand Hotel at the corner of West Davies and South McDowell streets is a dual branded hotel with shared lobby and facilities. The hotel has a total of 259 guest rooms (Garden in has 136 rooms, Homewood Suites has 123 rooms). The parking garage provides 139 spaces (including 4 regular H/C and 1 H/C van spaces) The building has 260,890 gross square feet over 13 floors.

The lobby and public functions are at the ground floor and much of the second floor. The front of the second floor interfaces with the Lobby, with the support spaces internal to the building mass. The garage entrance is at the west, upper portion of Davie Street, leads to the back of the second floor and feeds the garage floors on the 3rd and 4th levels. The 5th-14th floors are the guestroom floors that are split between the brands; Hilton Garden Inn and Hilton Homewood Suites. The 14th floor also has a restaurant with two large patio areas open to the public. The north patio area terminates at an unoccupiable vegetative roof.

Through material use and detailing, the building's base is articulated in stone and extends the base in brick to the 5th floor cornice. This lower base section uses larger scale geometry to express solidity of the building. Above the 5th floor cornice, the middle of the building expresses fenestrated massing in EIFS with varied depth planes and molding profiles. The building corners continue in brick to the 10th floor, visually framing and anchoring the EIFS body of the building. The corner of the building over the main entrance also steps back at this point giving deference to the street. The upper three floors over the brick corners terminate lower than the EIFS body of the building. The 14th floor at the street corner and McDowell Street steps back into a patio, giving depth and articulates the roof line so it does not appear as a monolithic mass.

The two story entrance lobby insets at the corner on both street elevations for a significant width, offering an unobstructed view through curtainwall glazing into the lobby, bar and restaurant. The second floor public functions are open to the two story lobby. The areas west

(on Davies Street) and north (on McDowell Street) also have two story windows that partially screen the interior from exterior at the restaurant (Davies St) and the pool deck (McDowell).

Given the hotel module technical constraints, we request an administrative alternate be considered for compliance with UDO Section 3.3.3 Building Massing Standards. We feel that the building meets the intent of the massing standards through massing and material articulation as described in the request supplement.



13 January 2017

Re: Hilton Dual Brand Hotel – Raleigh
Raleigh File Number: SR-102-16
Transaction Number: 497437
ODA Project Number: 163019
Administrative Alternates – Supplemental Information

Section 3.2.6.F3 (Maximum Blank Wall Dimension)

The proposed building meets the intent of *UDO Section 3.2.6.F3*:

1. As shown in the Site Plans and Building Elevations, the building meets the intent of the blank wall area regulations per *UDO Section 3.2.6 Mixed-Use Building*.
2. The building conforms to the Comprehensive Plan and adopted City plans.
3. The building façade massing at the guestroom levels (floors 5-12) on McDowell Street have horizontal blank wall areas at the north and south ends of the east elevation due to guestroom layout. These areas are not conducive to fenestration. Vertically, these planes are broken at every second floor by masonry banding. Within each plane, articulated masonry coins set a rhythm similar to what fenestration would and the distance between coin columns is less than 20'. In looking at the overall massing of the building, these planes anchor the corners, frame the fenestrated field of the building and differentiates the middle portion of the building from the base and top.
4. The overall area of blank wall on the East elevation (facing McDowell) is less than 20% of the overall east elevation. The maximum set forth in UDO 1.5.10.D-4 is 40%.



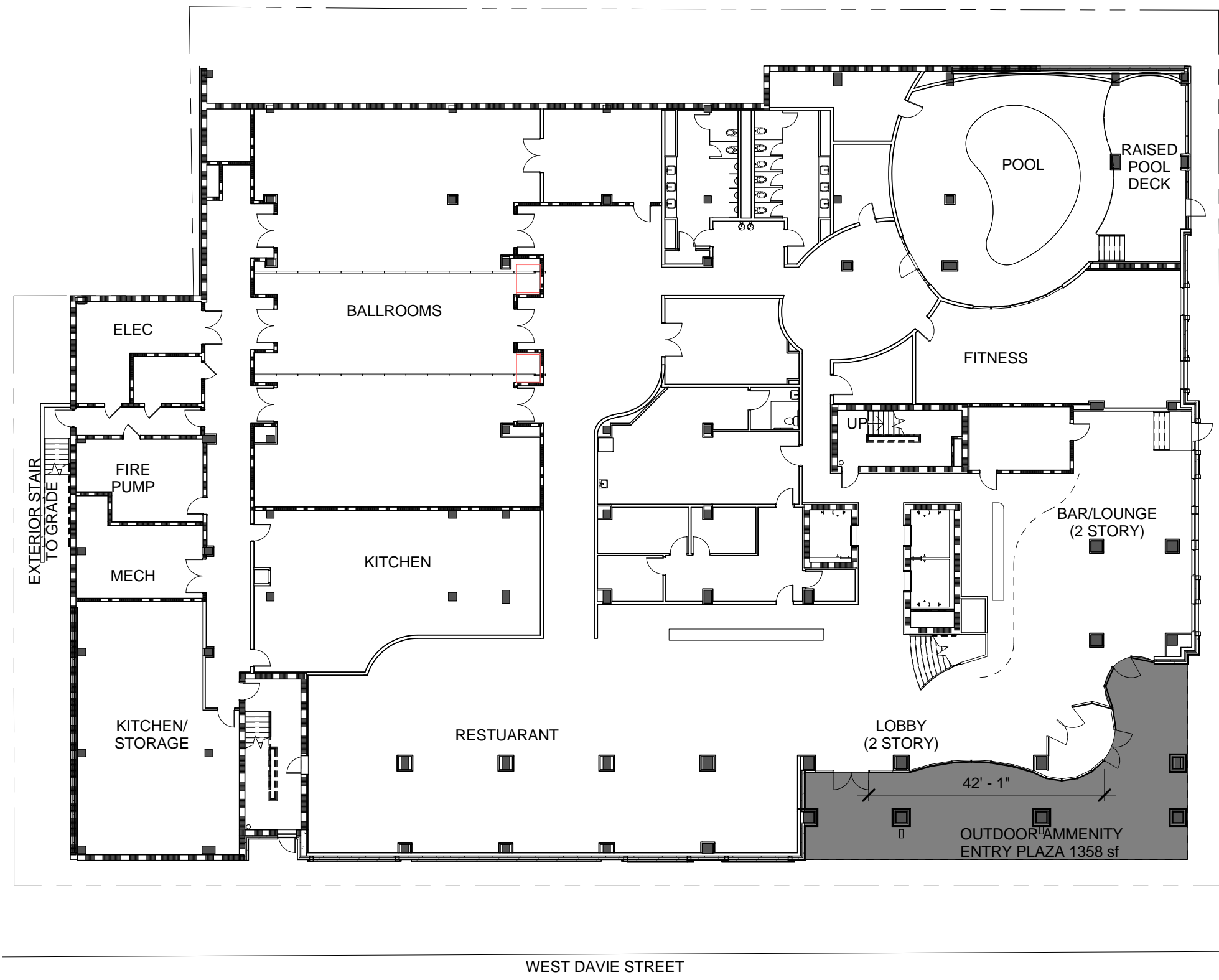
06 December 2016

Re: Hilton Dual Brand Hotel – Raleigh – ODA Project # - 163019
Administrative Alternates – Supplemental Information

Section 3.3.3 – C1 (3rd – 7th story setback)

The proposed building meets the intent of *UDO Section 3.3.3-C*:

1. As shown in the Site Plans and Building Elevations, the building meets the building massing per *UDO Section 3.2.5 General Building*.
2. The building conforms to the Comprehensive Plan and adopted City plans.
3. The building façade changes material and massing above a cornice at the 5th floor to mimic a change in wall plane. The building façade has a stone base, brick up to the 5th floor and brick and EIFS above the 5th floor cornice.
4. The building entry sets back from the corner on both street elevations for a significant width, offering an open view through curtainwall glazing into a two story lobby open to the corner.
5. Through material use and detailing, the building's base is articulated in stone and extends the base in brick to the 5th floor cornice. This lower base section uses larger scale geometry to express solidity to the building. Above the 5th floor cornice, the middle of the building expresses fenestrated massing in EIFS with varied depth planes and molding profiles. The building corners continue in brick to the 10th floor visually framing and anchoring the EIFS body of the building. The corner of the building over the entrance also steps back at this point giving deference to the street. The upper three floors over the brick corners terminate lower than the EIFS body of the building. The 14th floor at the street corner and McDowell Street steps back into a patio, giving depth and articulates the roof line so it does not appear as a monolithic mass.



BUILDING AREA (Excludes exterior space)

Floor	Function	Area (Gross)
14th	Guestrooms	11188
14th	Restaurant	1810
12th	Guestrooms	16955
11th	Guestrooms	16955
10th	Guestrooms	16955
9th	Guestrooms	16955
8th	Guestrooms	16955
7th	Guestrooms	16955
6th	Guestrooms	16955
5th	Guestrooms	16955
4th	Parking	26520
3rd	Parking	26520
2nd	Parking	11408
2nd	Lobby/Support	21780
1st	Lobby/Support	26024
Total GSF		260890

SOUTH
MCDOWELL
STREET

OUTDOOR AMMENITY AREAS

Required = 10% + (50sf * 6 stories over 7th floor)
= 3480 sf

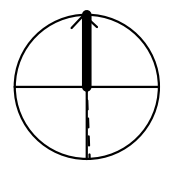
14th	North Patio	1667 sf
14th	South Patio	1228 sf
*2nd	Balcony	401 sf
*1st	Entry Plaza	1358 sf
Total GSF		4654 sf

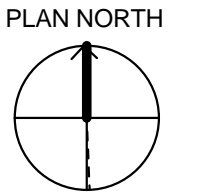
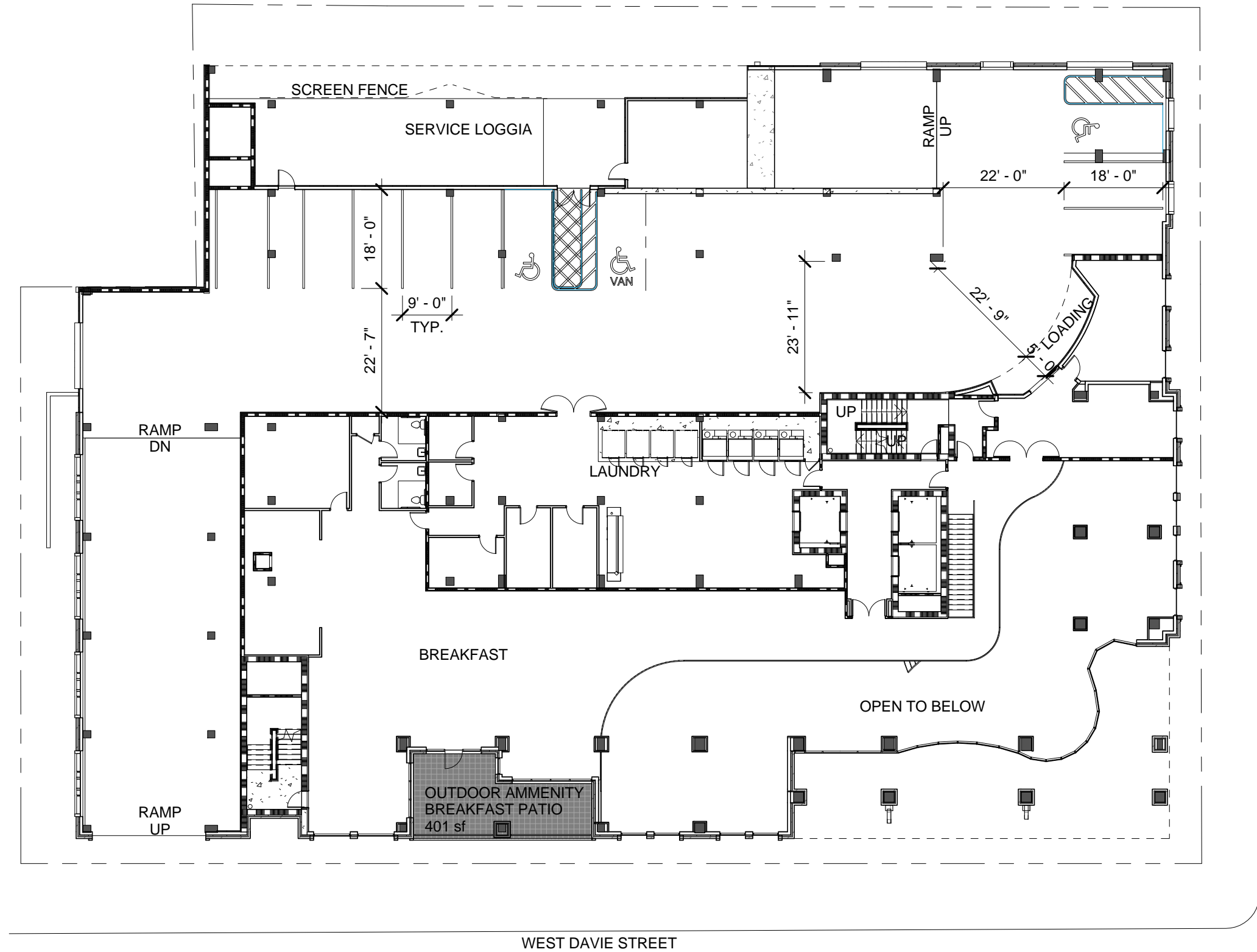
50% Adj to Sidewalk

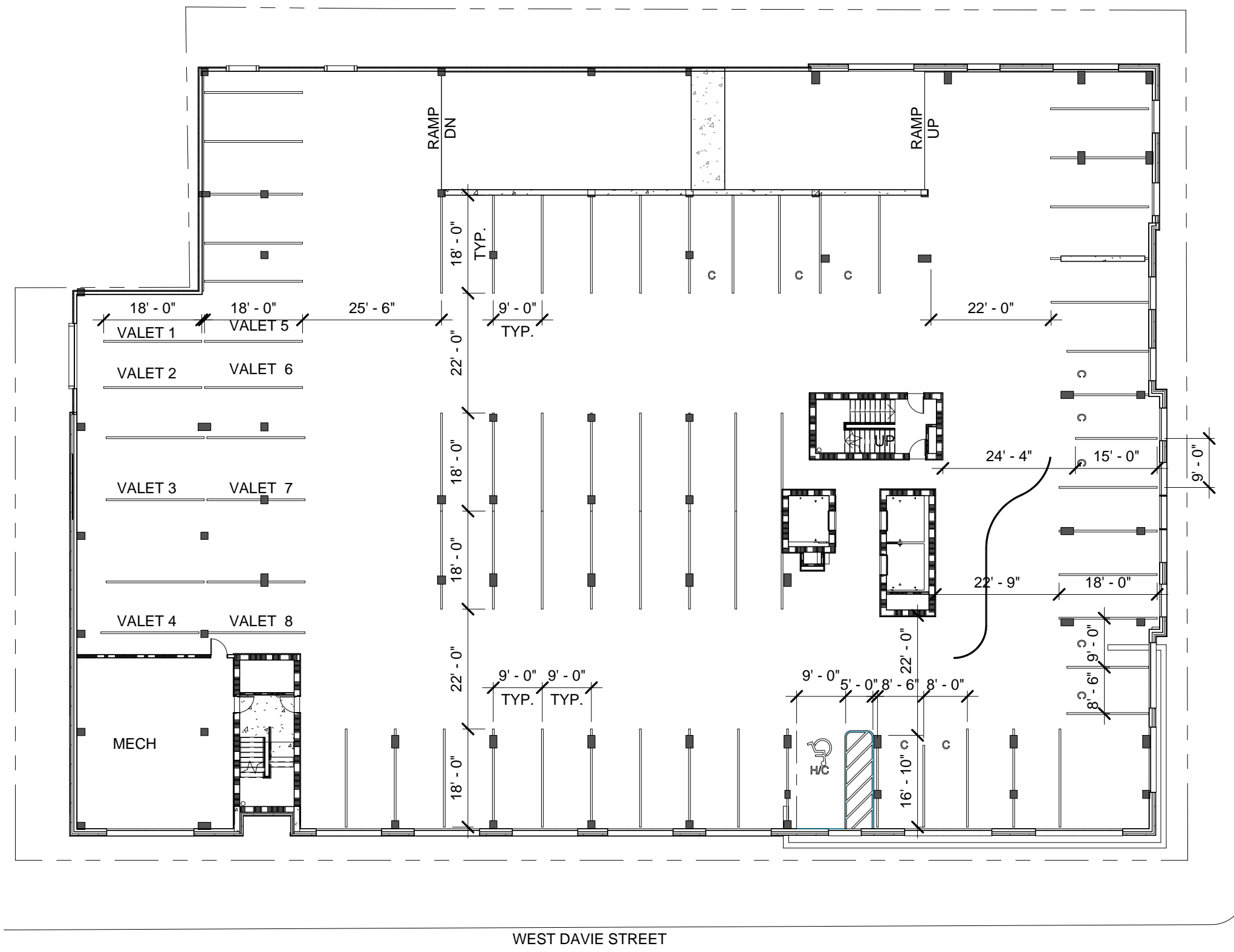
* Adjacent to sidewalk per UDO 1.5.3-D-1
min. req'd = 3480 / 2 = 1740 sf
Balcony + Plaza = 1749 sf

14th GREEN ROOF 1095 sf
(not an OUTDOOR AMMENITY)

PLAN NORTH





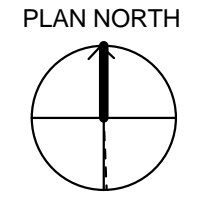


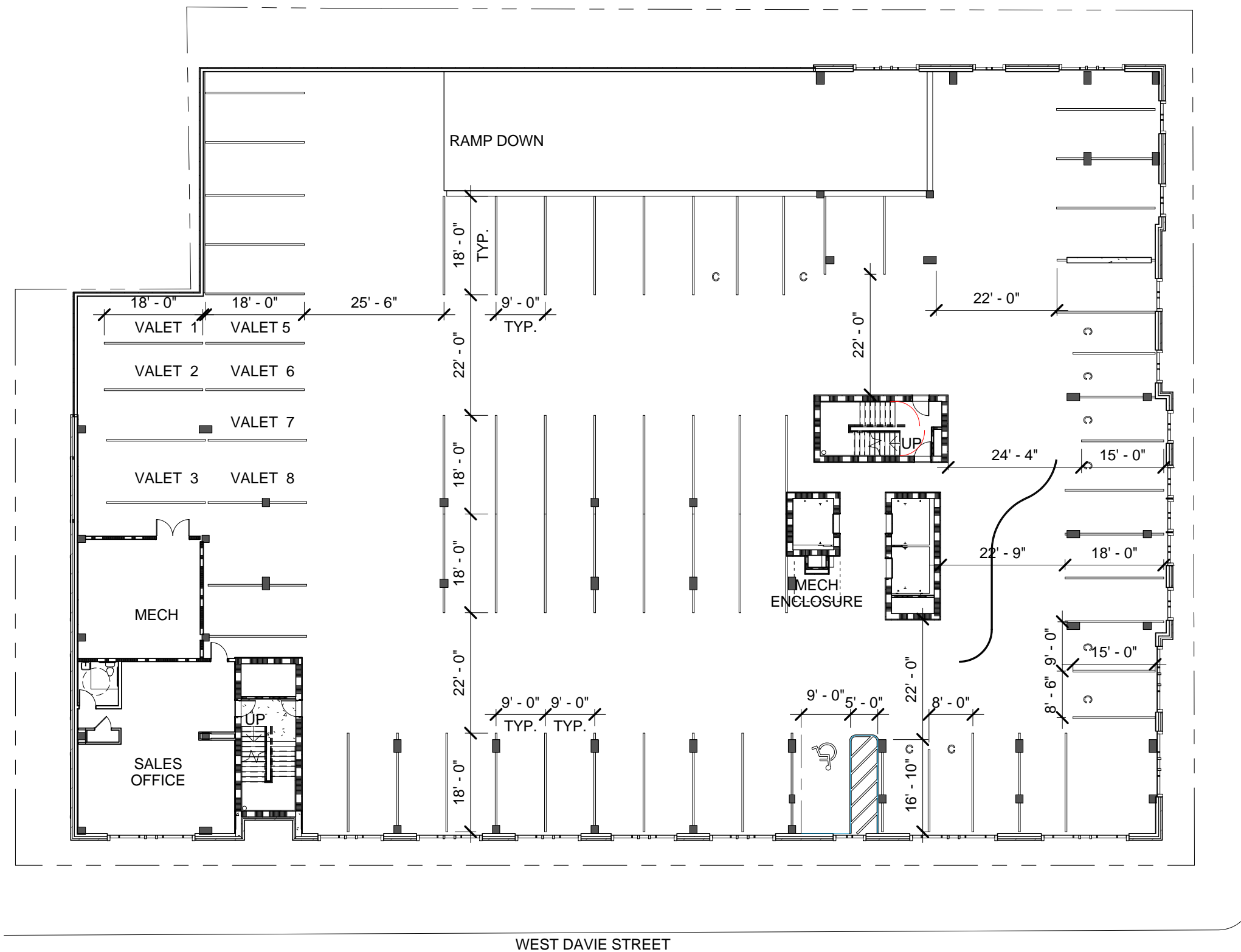
SOUTH McDOWELL STREET

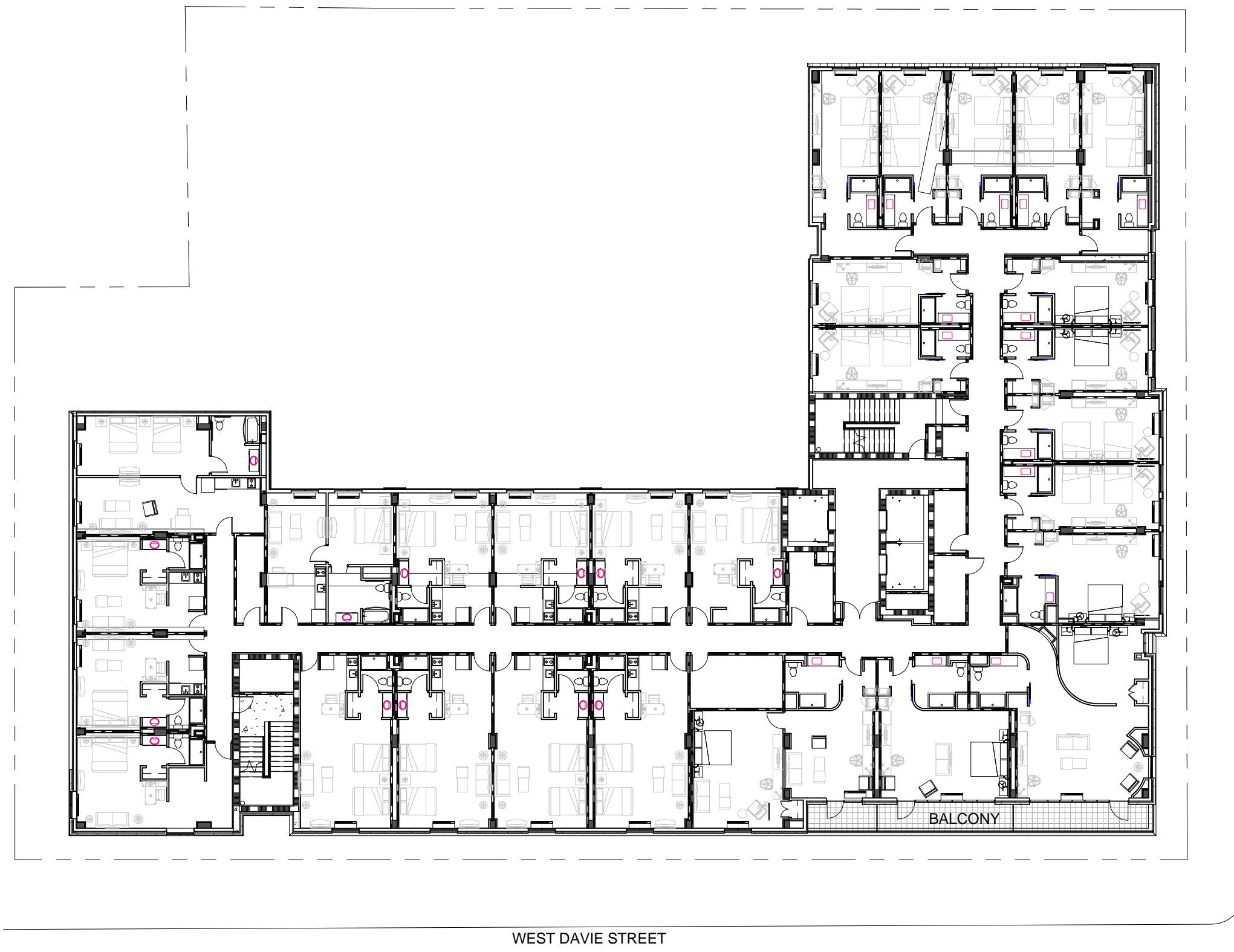
PARKING PROVIDED

	REG	H/C
2ND	7	3
3RD	63	1
4TH	64	1
TOTAL	134	5

259 KOOM KEYS / 2 = 130 SPACES
 REQUIRED
 (PER UDO TC-04-16 Section 1.1.h -
 MODIFIES UDO 7.1.2)



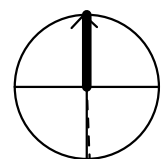




SOUTH McDOWELL STREET

WEST DAVIE STREET

PLAN NORTH



Hilton Garden Inn & Homewood Suites Dual Hotel
RALEIGH, NORTH CAROLINA
TRANSACTION # 497437 (SR-102-16)

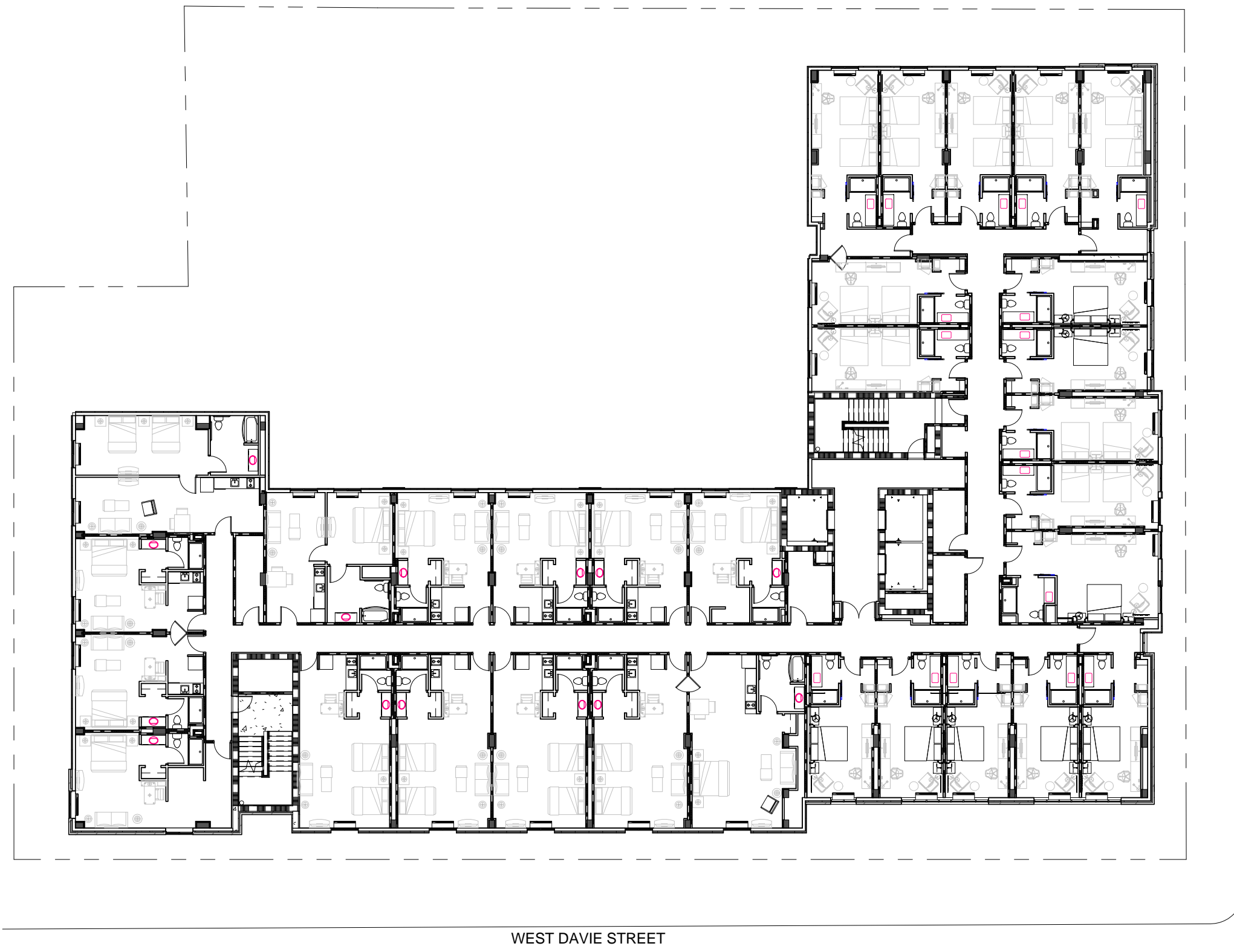
UDO - A1.05



20 JANUARY 2017

FIFTH FLOOR PLAN

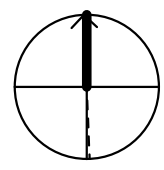




SOUTH McDOWELL STREET

WEST DAVIE STREET

PLAN NORTH



Hilton Garden Inn & Homewood Suites Dual Hotel
RALEIGH, NORTH CAROLINA
TRANSACTION # 497437 (SR-102-16)

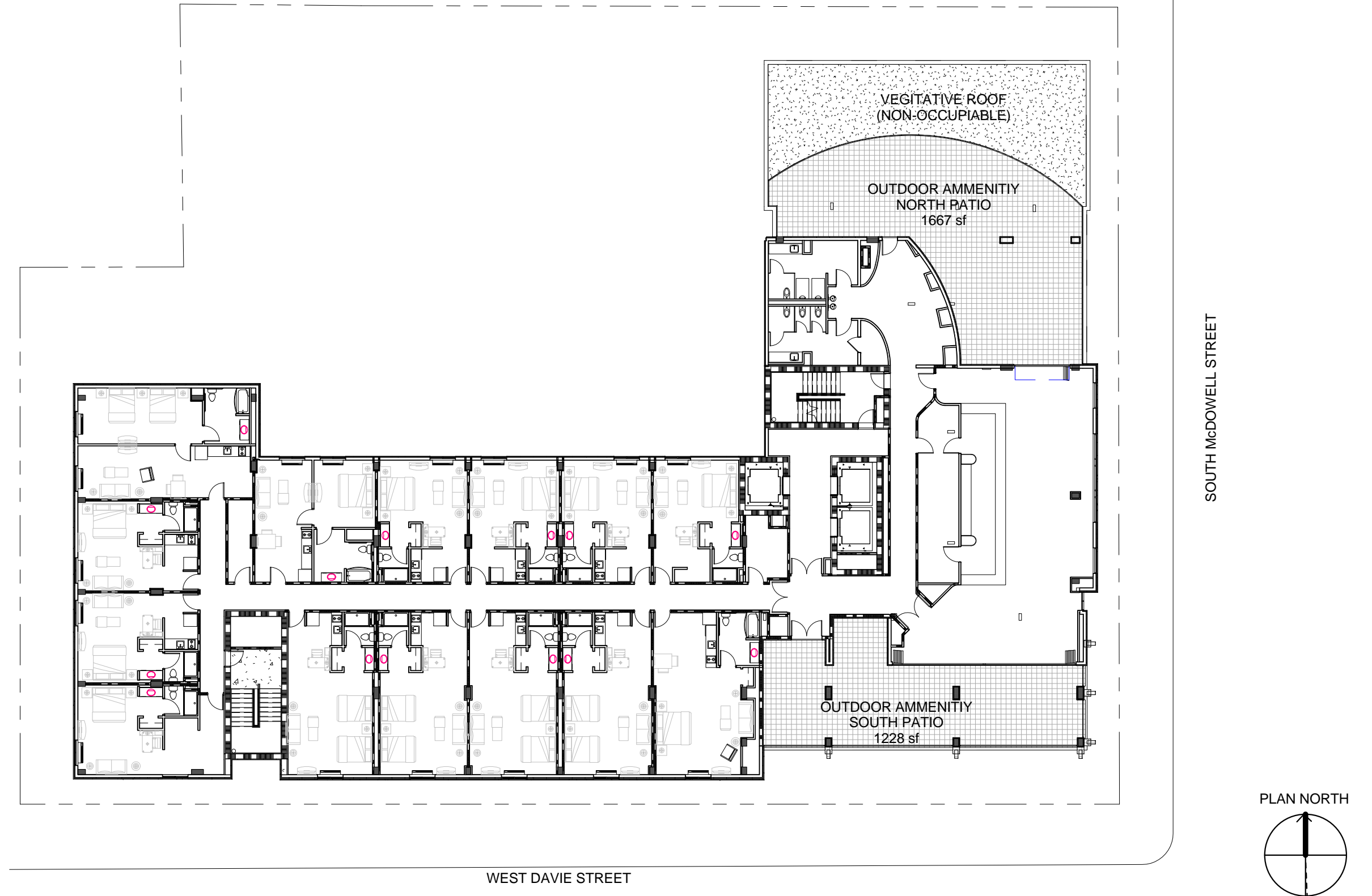
UDO - A1.06



20 JANUARY 2017

SIXTH FLOOR PLAN (TYPICAL FLOOR PLAN)







Hilton Garden Inn & Homewood Suites Dual Hotel
 RALEIGH, NORTH CAROLINA TRANSACTION # 497437 (SR-102-16)

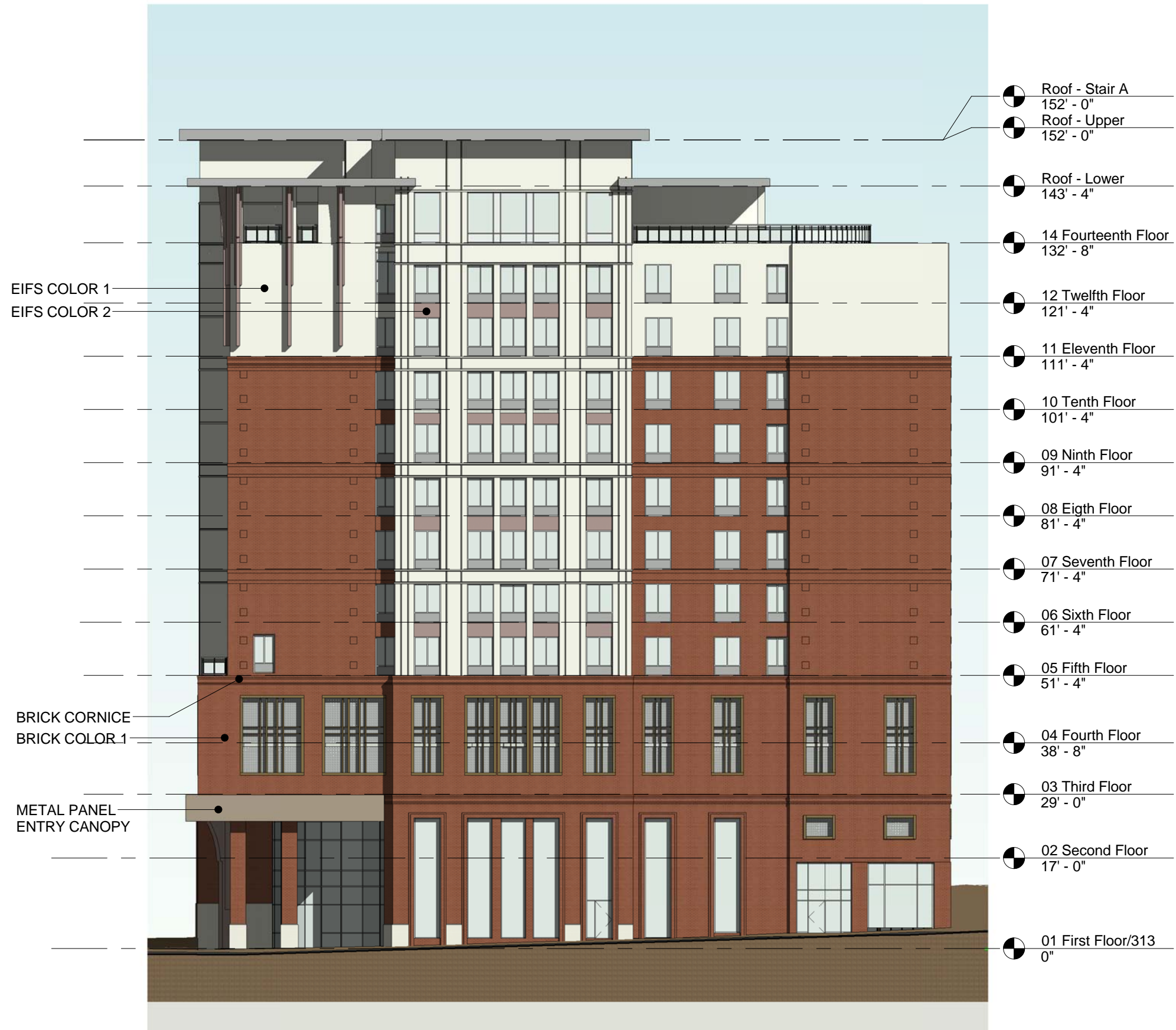
UDO - A2.01



20 JANUARY 2017

SOUTH ELEVATION







Hilton Garden Inn & Homewood Suites Dual Hotel

RALEIGH, NORTH CAROLINA

TRANSACTION # 497437 (SR-102-16)

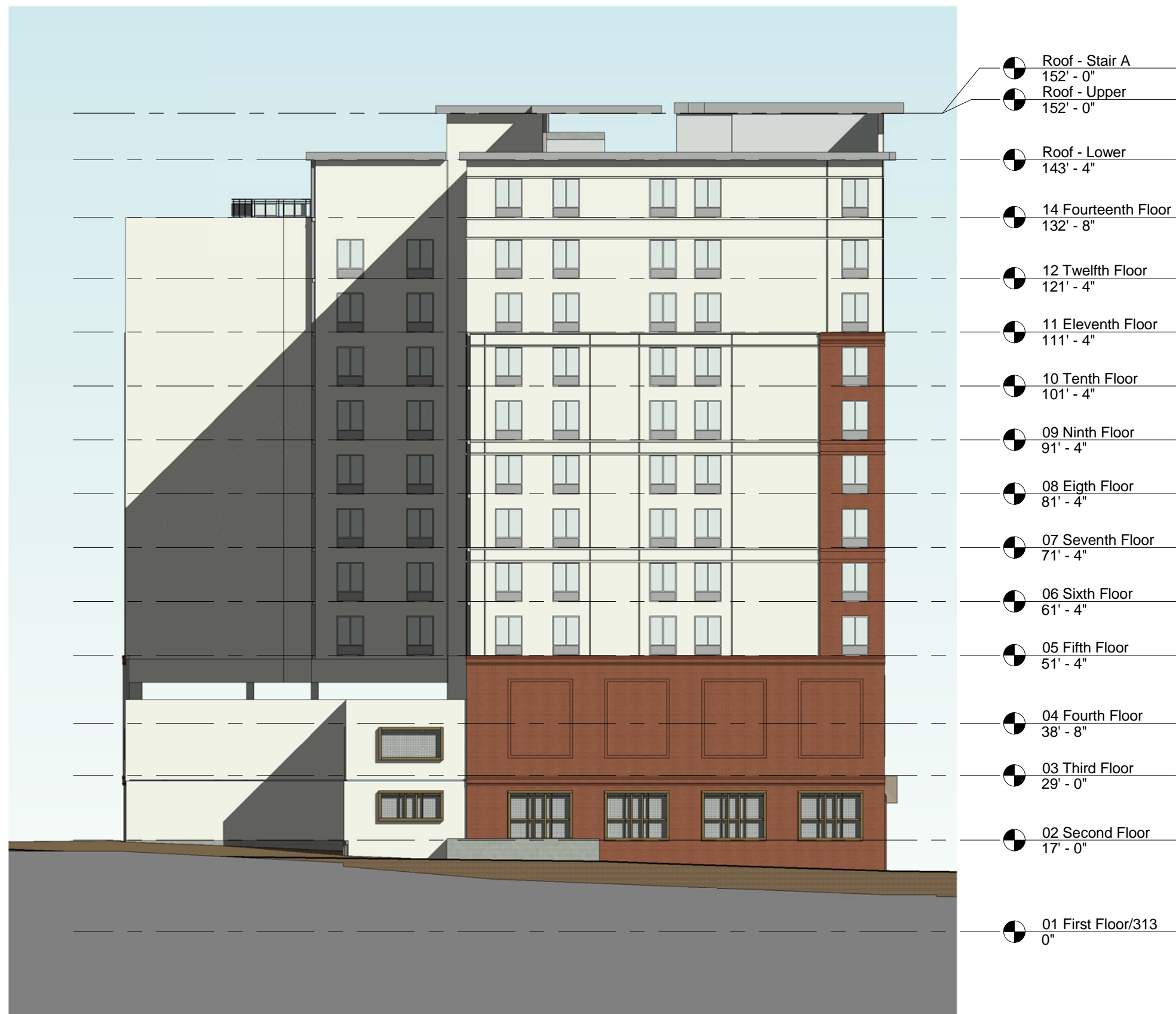
UDO - A2.03



20 JANUARY 2017

NORTH ELEVATION









BASE DIMENSIONAL STANDARDS PER
UDO Sec. 3.2.6 - MIXED-USE BUILDING

F3 BLANK WALL AREA (max.) = 20'
(measured finish floor to finish floor per
UDO 1.5.9-B.2) - Typical floor

Administrative Alternate Requested
Blank wall area = 3830 sf
Total wall area = 19200 sf
% blank = 19%

E3 UPPER FLOOR STORY HEIGHT
9' min.

F2 TRANSPARENCY - Upper Story (min)
(measured finish floor to finish floor per
UDO 1.5.9-B.2) - Typical floor

Total Wall Area = 1352 sf
Window Area = 313 sf
% open Required = 20%
% open = 23.2 %

E2 GROUND FLOOR STORY HEIGHT
15' min. 24' ceiling height @ double
story spaces, 15' ceiling height at outer
30' of single story spaces

F1 TRANSPARENCY - Ground Story (min)
(measured between 0 & 12' height above the
adjacent sidewalk per UDO 1.5.9-B.1)

Total Wall Area = 1631 sf
% open Required = 66 %
Window Area Required = 1076 sf
Window Area = 1099 sf
% open = 67 %



Hilton Garden Inn & Homewood Suites Dual Hotel

RALEIGH, NORTH CAROLINA

09 DECEMBER 2016

Corner of McDowell & Davie Streets





Hilton Garden Inn & Homewood Suites Dual Hotel

RALEIGH, NORTH CAROLINA

09 DECEMBER 2016

East on Davie Street





Hilton Garden Inn & Homewood Suites Dual Hotel

RALEIGH, NORTH CAROLINA

09 DECEMBER 2016

South on McDowell Street





Hilton Garden Inn & Homewood Suites Dual Hotel

RALEIGH, NORTH CAROLINA

09 DECEMBER 2016

Back of the Hotel

